

GOALS, POLICIES AND MANAGEMENT GUIDELINES - SETTLEMENT

GOALS

1. Provide a supply of public land for a variety of settlement purposes commensurate with:
 - a. current and projected demand
 - b. the supply of public lands suitable to meet demand
 - c. the supply of private lands suitable to meet demand
2. Encourage patterns of year-round settlement which minimize service costs, facilitate a stable economic base, and preserve the desired social environment.
3. Avoid settlement in hazardous areas and in areas where development could cause significant environmental degradation.

IMPLEMENTATION POLICIES

1. Supply of Public Lands for Settlement
 - a. General Policy: Vacant land suitable for residential use within the Willow Sub-basin is abundant. There are approximately 35,000 acres of vacant, subdivided private land in this sub-basin. In light of this vast supply of private land for residential purposes, the borough and state set a low priority on selling important agricultural, timber, mineral and recreation lands for residential use. These resource lands will provide the region's economic base for long term development. Economic development within the borough is threatened by selling important resource lands for residential use.
 - b. Demand Assessment: The borough and state agree that suitable public land should be made available for residential use when the private supply is limited. Therefore, the borough and state will jointly assess demand for residential land yearly and establish annual disposal schedules for public lands. During the next 5 years, disposal of settlement lands with

road access will be primarily a borough responsibility due to the lack of suitable state lands near existing roads.

- c. Commercial and Industrial Land: It is the policy of the borough and state to sell suitable lands for private commercial and industrial use in order to facilitate economic development. Land disposal decisions for these uses will be made on a case by case basis consistent with this plan.

2. Settlement Patterns

- a. Borough and state land disposals should guide year-round settlement to areas where public services, including transportation, exist or can be provided at reasonable cost, or where development of a viable economic base is probable.
- b. The borough and state recognize three general categories of public land that may be sold for settlement: land in or adjacent to community centers, rural land with road access, and remote lands with no road access. General policies for disposing of public lands in each of these categories are as follows:
 - 1) Community Centers: Public land inside or adjacent to existing or planned communities (Wasilla, Willow, Point MacKenzie, Houston, and Big Lake) should be used to facilitate the development of that community. Disposal of land for residential, commercial and industrial use shall be encouraged as far as consistent with local plans. Except for lands designated for public retention, state lands within community centers are high priority for disposal.
 - 2) Rural Areas with Road Access: In these areas settlement should be designed to maintain open space and encourage efficient, compact residential development. Land should be offered for disposal in these areas, consistent with demand.
 - 3) Areas without Road Access: Public lands in this category are lowest priority for settlement. This policy is aimed at minimizing service costs and protecting important resource lands. However, there is high demand for sites suitable for private recreational use in the borough. Therefore, waterfront sites and other sites with special attraction for residential use are high priority for disposal if fly-in or boat access is available. (Public access to lakes, streams and other recreation areas shall be maintained.)

3. Hazardous Areas and Areas Susceptible to Environmental Degradation

- a. The borough and state should avoid disposing of land for settlement where environmental hazards such as floodplains or steep slopes pose a significant threat to life and property and where human activity will cause serious environmental degradation such as pollution of the water table, wetlands, lakes, streams or other environmentally important areas.

MANAGEMENT GUIDELINES

1. Public Access

See Policies and Management Guidelines; Public Access, this chapter.

2. Stream Buffers

See Policies and Management Guidelines; River and Stream Corridors, this chapter.

3. Trails

See Policies and Management Guidelines; Recreation and Historic Trails, this chapter.

4. Wetlands

See Policies and Management Guidelines; Wetlands, this chapter.

5. Floodplains

Public lands within the 100-year floodplain should remain in public ownership except where a regulatory floodway and regulatory flood fringe have been identified through detailed hydrologic studies.* When such studies have been done, disposals of public lands within the flood fringe may occur. Disposals within the flood fringe should be for low density development, for example, private recreational residences or agriculture, rather than urban density subdivisions. In drainages where the 100-year floodplain has not been identified, the best available information will be used to determine a flood hazard zone to remain in public ownership.

* The floodway is the unobstructed portion of floodplain which can convey a 100-year flood and keep it within a specified height and velocity. The floodway carries the fast-moving and deep water of the flood. The flood fringe is that part of the 100-year floodplain outside the limits of the floodway. The flood fringe carries the more shallow and more slowly moving flood waters.